

INDEX: Lot 43, Section B, MAGNOLIA ESTATES SUBDIVISION, in S 35, T1S,
R6W, DeSoto County, MS,

STATE OF MISSISSIPPI

SPECIAL WARRANTY DEED

COUNTY OF DESOTO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid,
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the
undersigned, CitiFinancial Inc., by and through its Attorney in Fact Olympus Asset Management,
Inc., does hereby grant, bargain, sell, convey and warrant specially unto Randle Miller, a single
man, the following described real property, situate and being in the County of DESOTO, State of
Mississippi, and more particularly described as follows, to-wit:

Lot 43, Section B, MAGNOLIA ESTATES SUBDIVISION, in Section 35, Township 1
South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book
28, Page 40, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The County and State ad valorem taxes for the year 2009 shall be pro-rated between the
Grantors and the Grantee.

This conveyance is subject to any and all easements and building restrictions currently of
record in so far they affect the herein above described property.

Grantors, makes no representation or warranties of any kind or character expressed or
implied as to the condition of the material and workmanship in the improvements located on said
property. The Grantee has inspected and examined the property and are purchasing same based on
no representation or warranties expressed or implied by Grantors.

WITNESS THE SIGNATURES of said Grantors, on this, the 12 day of May, 2009.

CitiFinancial, Inc., by and through its
Attorney in Fact Olympus Asset
Management, Inc.,

BY: [Signature]

Vice President

STATE OF Maine
COUNTY OF Cumberland

Personally appeared before me, the undersigned authority in and for the said county and state, on
this 12 day of May, 2009, within my jurisdiction, the within named
Mason Legendre, who acknowledged that (he)(she) is Vice President of Olympus Asset
Management, Inc., a corporation, and as its act and deed and that for and on behalf of the said
corporation, and in said representative capacity as Attorney in Fact for CitiFinancial Inc., and after
having been duly authorized by said corporation, (he)(she) signed, executed and delivered the above
and foregoing instrument, after first having been duly authorized by said corporation on behalf of
said corporation, so to do.

[Signature]
Notary Public

RAYLENE MORSE
Notary Public, Maine
My Commission Expires
August 14, 2015

My Commission Expires:

GRANTOR'S ADDRESS
40 Manson Libby Rd.
Scarborough, ME 04074
Tel. No. 207.885.1200

GRANTEE'S ADDRESS
10165 S. 2nd Ave.
Olive Branch, MS 38697
Tel. No. 601-257-1593

PREPARED BY: M-TEC, Miller Title & Escrow Services, Inc. / Dewey B. Miller, Attorney,
12 Woodgate Drive, Ste C, Brandon, MS 39042 / (601)825-5220
File# 28798 / NDTs 4816764 / LR# 20-0051-0271513

Limited POA recorded in Book 132 Page 219

RECORD AND RETURN TO:
M-TEC, MILLER TITLE & ESCROW SERVICES, INC.
12 WOODGATE DR., STE. C
BRANDON, MS 39042

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